

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, May 6, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile and John West

Commissioner(s) Absent: Kelly Smith and Michael Szakaly

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Janet Roberts

Others Present: Susan Failey, Assistant City Attorney; Danise Alano-Martin, Economic Development Director; Sue West, City Controller

I. ROLL CALL

II. READING OF THE MINUTES – None.

III. EXAMINATION OF CLAIMS. Michael Gentile moved to approve the claims for April 12, 2013 for \$251,139.24 and April 26, 2013 for \$275,897.16. John West seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported the Broadview Neighborhood clean-up held two weeks ago collected two full trash trucks, fifty-eight tires, four trips to metal recycling, two trucks full of televisions, two trips of hazmat, one box truck of things to the Restore and loaded the chipper truck twice. She explained the clean-ups are held twice a year on Saturdays, neighborhoods must apply for the clean-ups and only two are selected. She explained the neighbors help with the clean-ups, but it's a big undertaking for the staff.

Abbott introduced Sue West, City Controller, at this point to discuss the efforts they have been making to make corrections to the TIF districts.

Sue West explained she first noticed a footnote in a bond document that the Smallwood Plaza wasn't included in the downtown TIF. She asked the County Auditor to provide her with details by parcel of every payment they received in the Downtown TIF. She reviewed the documents and found that the Downtown TIF was not paid for the Smallwood Plaza and hasn't been since 2009. She explained her staff generated maps to show every parcel that was not in the documents, but they believed were in the TIF. They are checking the maps parcel by parcel since the Downtown TIF has had two expansions and different legislation they have been working under. Not only did they pull out the parcels, but also need to determine which TIFs they were established under and what legislation was in place at the that time. She said that is the process they are going through now in order to get accurate for pay 2015. The Smallwood parcel alone cost the Downtown TIF \$608,000 last year.

Abbott explained the parcel maps to the Commissioners.

Sue West stated the max levy the City can raise will be the same so the library and the townships

won't lose money. The tax rates will go up for the taxpayers.

Gentile asked how that gets translated back to the Smallwood problem. Abbott said there is no way to legally go back and get the funds. She said the money that was collected was distributed so they would have to go after every entity that received money from the County that should have gone into the TIFs and that's not doable. Sue West said the correction will be made going forward in 2015. They are working to get a list of parcels, but are also checking with the Assessor to make sure they have the base right. Abbott explained staff got copies of the property records cards for every property in the TIFs so they would be able to pick up the correct data.

Sue West said they will work with the County to find out how the error happened and to keep it from happening again. She said the County's final report to the state is due August 1st and they will make sure it is correct before the County sends it to the state.

Abbott updated the Commissioners on the Homeless Charette explaining the different sessions and the summary of the finding which will be used to help generate a detailed report on services and gaps. They will be looking at the entire region not just Bloomington to come up with an action plan.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 13-09: Approval of TIF Payment to MCCSC. Abbott explained when the City passed the referendum the schools were supposed to get funding from TIF districts, but the County did not make the calculations correctly. The City will pay the school system money owed to them from the individual TIFs. The funding details are included in the resolution and attached to the resolution is the County Auditor's certificate of distribution which was signed off by the State to make sure they were the final numbers. Sue West said the state made the calculation error and helped the County Auditor make the correction. The City verified all the numbers with the State.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 13-09 was unanimously approved. **ADOPTED.**

Abbott said school system will be paid in the next claims period.

B. RESOLUTION 13-10: Approval of Neighborhood Improvement Grant Allocations.

Woolford explained the department receives general fund money which enables neighborhoods to apply for funding to use for improvements in their neighborhoods. This year staff received four applications totaling \$38,627.00. The applications were reviewed by the Council for Neighborhood Improvement Grants and are as follows:

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| Bryan Park Neighborhood Association | |
| – Davis St. gardening project; landscaping traffic islands | \$ 10,757.00 |
| Eastside Neighborhood Association | |
| – Enhance the landscaping and pedestrian/bicycling connection in the 1600 block of Hunter Avenue | \$ 20,166.00 |
| Prospect Hill Neighborhood Association | |
| – Installation of artwork along the basketball courts eastern wall in the Building and Trades Park | \$ 4,236.00 |
| Sherwood Oaks Neighborhood Association | |

- Improve the pedestrian connection from Linda's Way to Sherwood Oaks Park. \$ 3,468.00

The requests were reviewed and the council visited the sites.

Kehoe said they appreciated the site visits as it gives them an opportunity to see in person what the neighborhoods want to do. She said the presentations were excellent and everyone on the committee approved the projects. The neighborhoods' in kind assistance increased the total value of the projects to almost \$50,000.

Michael Gentile moved to approve the resolution. John West seconded the motion. Resolution 13-10 was unanimously approved. **ADOPTED.**

C. RESOLUTION 13-11: Staff Authorization to Approve Maintenance for the CTP. Abbott said this request is for approval to renew the resolution the Commission approved in 2011 to help cover the expenditures for maintenance in the CTP. This money is used for such things as electric bills, water bills, mowing and repairs (except for the roof). She stated there is \$125, 000.28 remaining on the resolution. The request tonight is for an additional \$50,000 to use to cover the expenditures. She said they have an obligation to maintain the properties and surrounding landscaping for the community benefit.

West asked if they anticipated the \$50,000 would enable them to pay the bills for another year. Abbott said they have been working under the current resolution since August or September of 2011. She said the hope is that they will sell some of the property which will change the maintenance they currently have to do in that area. She said \$50,000 seems like a good amount to go with now, but they will come back to the RDC if needed. Abbott also talked to Barry Collins about the funding and he is comfortable with the dollar figure.

Walter said the biggest expenses will be heating in the buildings with water, lighting and the alarms.

Alano-Martin stated that Barry Collins does a great job of staying on top of the CTP maintenance. She also said they are looking at some RFP's for the demolition as well as the looking at the process of disposing of the property.

John West moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 13-11 was unanimously approved. **ADOPTED.**

D. RESOLUTION 13-12: Approval of the South Central Housing Network Plan and Funding Agreement. Resolution 13-12 was pulled.

VII. BUSINESS/GENERAL DISCUSSION.

A. Tech Park Update. Alano-martin reported that the consultants are still drafting the plan. They have been delayed somewhat on some engineering details. West asked how that has impacted the schedule. Alano-Martin said it has slowed down the discussions about adopting a plan. She has received a very early draft, but they hope to soon have a draft that staff can review and discuss. She is hoping by the next meeting they will be able to talk about the plan details. It is then up to the Commissioners as to the whether plan is ready at that meeting or if they need more time to consider the plan. She said they may be looking at June or July for a final plan option. The consultants have everything they need from staff; it's just a matter of getting everything in a comprehensive plan.

Alano-Martin said there is still a chance that the property at 619 N. Morton may be available for the City to acquire it. The consultant suggested joining that property with the lot next to the IU Press Building which would afford them a better piece of development property.

Alano-Martin said as they move into the implementation phase of the plan, they are thinking about some assistance relating to real estate transactions as it relates to helping the City evaluate cost benefits in terms of how they dispose of the property and what mechanisms they could use as well as different development options that might present themselves. One of the consultants said they might lease the Printing Services Building for a short term to jump start some technology business activity. She said they want to know whether that makes financial sense or whether, if they have an opportunity to redevelop that site with a developer, it would put the City in a better real estate transaction position. They want to balance those real estate issues along with the CTP vision. Staff met at the beginning of this process with a national company, that has expertise in this area and are considering pulling in someone like that to help staff. Alano-Martin said they feel they need that assistance to help them turn transactions around quickly and to leverage opportunities when they become available, but also to make sure the City is making the right decisions.

Alano-Martin stated a development company from India is looking for a new business development and are looking at Bloomington as a possible site. They are looking at Bloomington because of the Informatics Department and the Kelly School of Business because of the talent they could provide to their business. She said the City is working closely with IU. The business is looking at possibly having 300 employees in three years. She noted that besides the City's tech park, IU also has space available for the business. Alano-Martin said they want to talk to the company about the array of incentives in the Enterprise Zone, the tech park plan and share with them what the City provided for envisage which was TIF dollars to use to help train employees. The company expects to move quickly and they should have a decision soon. Staff is working very hard to land the business here. West said a consultant could also help market the property. Alano-Martin agreed.

Abbott informed the RDC that on June 13th the Redevelopment Association of Indiana Cities and Towns will be coming to tour Bloomington. She said the Commissioners are all welcome to come. She said they will start at City Hall at 9:30 a.m. then tour Cook Pharmica and ProCure. They will then have lunch at City Hall then a walking tour of the 12 acres CTP site. Mike Gentile and John West said they will attend.

B. West informed staff that Abilities sent a copy of the letter they received from Abbott to the Commissioners. Abbott asked if they received a copy of the reply from Abbott to Abilities; they did not. Sims stated the response sent to Abilities said they were welcome to attend the RDC meeting to discuss the program with the Commissioners. Abbott shared the HAND response letter sent to Abilities with the Commissioners. She said staff decided to make some changes in the program to make it more in line with the Emergency Home Repair program. They also decided to expand the program to include multiple agencies access to the HMAL program. This would enable other agencies to bring applications to HAND – they felt this would give other people who needed assistance to have access to the program. Abbott said Abilities was invited to continue to be a partner under the new program. Staff reviewed the funding agreement with Abilities, but Abilities did not sign the contract at that time. Abbott said they have not added any additional requirements to the application contrary to what Abilities said.

Abbott contacted Abilities and asked if they wanted to sign the contract before May 18th which was

done. Abbott sent a return letter stating that she would fulfill the contract as it stands. Abbott asked if the RDC was comfortable with the response to Abilities. The Commissioners were satisfied with the response.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date